



**17 Nourse Drive, Heacham**  
**Guide Price £325,000**

**BELTON DUFFEY**



# 17 NOURSE DRIVE, HEACHAM, NORFOLK, PE31 7SD

An extended and refurbished 2 bedroom detached bungalow, situated in a sought after location with garage, parking and gardens.

## DESCRIPTION

An extended and refurbished 2 bedroom detached bungalow, situated in a sought after location with garage, parking and gardens.

The property has been tastefully extended and remodelled by the vendors and is installed with gas central heating and UPVC double glazing.

The accommodation briefly comprises L shaped entrance hall with 2 cupboards, kitchen with oak worktops, spacious open plan sitting/dining room with valuated ceiling and door to rear garden, 2 double bedrooms and a bathroom.

Outside, the property has front and rear gardens, a brick built garage with workshop extension and a summer house with power and light.

The agents recommend an early inspection of this deceptive property.

## SITUATION

The coastal village of Heacham is ideally located on the beautiful north Norfolk coast. There is a vast number of places of local interest to explore nearby including water sports, Norfolk Lavender Centre, an 18 hole championship links golf course, coastal walks, birdwatching, fine dining and fresh local seafood, traditional local pubs and a wide range of shopping and educational facilities. Heacham has a primary and middle school, Post Office, social clubs, church, pubs and a selection of local shops. The neighbouring seaside town of Hunstanton offers a wide range of educational, shopping and leisure facilities. Further around the coastline are beautiful walks, long sandy beaches, watersports activities, fine dining and boutique shopping. The market town of King's Lynn is approximately 14 miles away and has a wider range of shopping and leisure facilities plus a direct rail link to London King's Cross in 1hr 40mins.

## ENTRANCE HALL

2.73m maximum x 3.77m maximum (8' 11" x 12' 4") Radiator, loft access, mains smoke alarm, LVT flooring, graphite composite double glazed door to outside, airing cupboard with Gledhill stainless steel pressurised hot water cylinder, built in coat and shoe cupboard, further shelved cupboard - 1m x 0.7m (3' 3" x 2' 4")

## KITCHEN

3.1m x 2.08m (10' 2" x 6' 10") 40mm oak worktops to three sides with grey one and a half bowl composite sink unit, chrome mixer tap with flexi hose, four ring gas hob, cupboards and drawers under, integrated Bosch fridge, Ikon gas central heating boiler, double fan assisted oven with cupboard under and locker over, shelved pantry cupboard, travertine tiled splash backs, brushed steel sockets and light switch's, ceiling light, mains heat alarm.



## **OPEN-PLAN SITTING/DINING ROOM**

5.71m max, narrowing to 3.94m x 5.17 (18' 9" max, narrowing to x 12' 11" x 17' 0") Vaulted ceiling with ceiling lights and Velux roof lights, fitted contemporary style log effect fire with space over for TV, fitted shelving, LVT flooring, double glazed patio doors to outside, radiator.

## **BEDROOM 1**

5.11m into wardrobe recess x 3.52m (16' 9" x 11' 7") Quadruple wardrobe with hanging rail and shelves, radiator.

## **BEDROOM 2**

3.31m x 3.03m (10' 10" x 9' 11") Built in wardrobe 2m in width, Velux roof light.

## **BATHROOM**

2.09m x 1.64m (6' 10" x 5' 5") Panelled bath, shower attachment, low level WC, soft closure doors under, wash hand basin, heated chrome towel rail, extractor, ceiling lights.

## **OUTSIDE**

Outside the property has a low bricked wall boundary, flowers and shrubs with shingled driveway leading to the brick single garage.

## **GARAGE**

5.66m x 2.69m (18' 7" x 8' 10") Power and light, up and over door, UPVC double glazed door leading into the timber workshop.

## **WORKSHOP**

2.79m x 1.43m (9' 2" x 4' 8")

The rear garden has Indian sand stone paving with Scottish featured pebbled areas, oak sleepers leading up to artificial lawned area and oak and soft wood raised seating area. The rear garden is enclosed by fenced boundaries for privacy and seclusion.

## **SUMMER HOUSE**

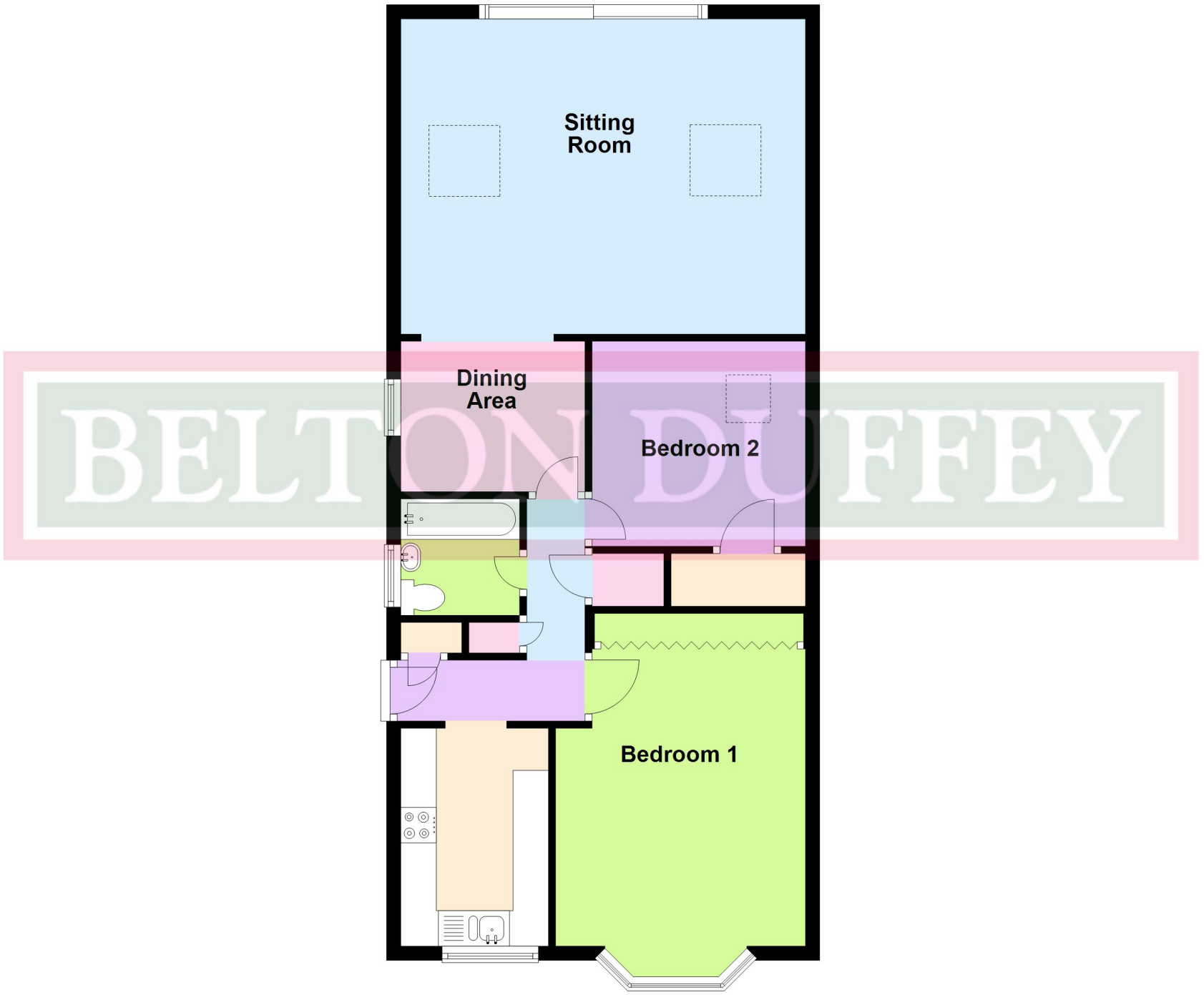
3.67m x 1.80m (12' 0" x 5' 11") 2 Power and lighting.

Covered veranda 3.52m x 1.21m (11' 7" x 4' 0")

## **DIRECTIONS**

Heading north on the A149 coast road towards Hunstanton, continue to the outskirts of Heacham, passing the BP petrol station on the right and take the next left hand turning into Broadway after the Lidl supermarket, follow the road down and take the second right hand turning into Nourse Drive. The property will then be seen on the right.

# Ground Floor



Sitting Room

Dining Area

Bedroom 2

Bedroom 1

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## OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX. Council Tax Band C.

Gas central heating.

EPC - D.

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





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